

# \$560,000 - 127 Laffont Way, Fort McMurray

MLS® #A2215600

**\$560,000**

4 Bedroom, 4.00 Bathroom, 1,530 sqft  
Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 127 Laffont Way: Where pride of ownership and thoughtful upgrades shine throughout. Lovingly maintained by just the second owners since 2006, this two storey home sits on a beautifully landscaped lot in Timberlea offering meticulously maintained turnkey living in a peaceful setting.

Step into the bright main level where hardwood floors, crown mouldings, and a cozy gas fireplace create a welcoming living space. The kitchen features granite counters, tile floors, and timeless refinished white cabinetry. The kitchen is host to stainless steel appliances, with the laundry and garage entry located just behind it. A two-piece bathroom is conveniently located just off the main living area.

On the second level you'll find three bedrooms, including a spacious primary with a walk-in closet and private three-piece ensuite. Hardwood is carried throughout the upper level, offering a clean and cohesive aesthetic throughout the home.

The fully developed basement is pristine, with carpeted floors, baseboard heating, a fourth bedroom, and a full three-piece bath every space down here feels like new.

The attached garage (22x24) is built for more than just parking featuring a floor drain, gas heater, hot and cold water taps, 220 plug, upper cabinets, and even a man door for easy backyard access.

Step outside and enjoy the two-tiered deck that spans the full width of the house,



complete with a gas line for the BBQ. The backyard is fully fenced, landscaped with grass, and includes a 10x10 shed. In 2024 a new A/C, new shingles and all new window coverings were installed in the home, then in 2025 a new hot water tank and sump pump were put in the home making this property worry-free for years to come while knowing you're moving into a peaceful, mature community that feels like home from the moment you arrive.

Schedule your private tour today!

Built in 2003

### Essential Information

MLS® #	A2215600
Price	\$560,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,530
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	127 Laffont Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2P9

### Amenities

Parking Spaces	5
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Parking 220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad

# of Garages 2

### **Interior**

Interior Features Crown Molding, Granite Counters, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features BBQ gas line, Lighting, Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed April 30th, 2025

Days on Market 7

Zoning R1

### **Listing Details**

Listing Office The Agency North Central Alberta

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